



**Edward Street, Southborough, Tunbridge Wells,
Kent, TN4 0EZ**

Guide Price £325,000 Freehold

- A two double bedroom mid terrace period home
- In need of full modernisation
- Upstairs bathroom
- Good sized accommodation
- No right of way access across property
- In need of modernisation throughout
- Rear gated access to the front
- Walking distance to local shops and amenities
- Walking distance to Southborough Primary School
- NO FORWARD CHAIN



FANTASTIC INVESTMENT OPPORTUNITY FOR FIRST TIME BUYER OR INVESTOR A two double bedroom mid terrace period house in need of modernisation, located in a very popular residential area within walking distance of Southborough Village Centre which is abundant with shops, restaurants and local amenities. This period property has a huge amount of potential for a first time buyer who will benefit from having a blank canvas to create a beautiful home of their own. The accommodation is spread over two floors with a living room, dining room and a kitchen on the ground floor and two double bedrooms and a family bathroom on the first floor. To the rear is a pretty cottage garden with independent gated access to the front. Gas central heating. NO FORWARD CHAIN.

Viewing Information

To arrange a viewing please contact Jenny at Mother Goose Estate Agents



Location

This property is situated close to Southborough village centre where there is a variety of local shops and amenities. Southborough Primary School is a few minutes walk from the property. The A21/M25 road link and Tonbridge town centre is a short drive from the property as is the railway station which operates a regular fast service to all MLS. This property is situated on the fringe of beautiful countryside and woodland walks, ideal for dog walkers and ramblers. Tunbridge Wells town centre is a short drive from the property. There is a very regular bus service within walking distance from the property which operates a regular service to both Tonbridge and to Tunbridge Wells town centre.

Ground Floor

Living Room

Window to front. Gas coal effect fire inset with tiled hearth and surround. Shelving to one side. Radiator.

Dining Room

Window to rear. Under stairs storage. Radiator.



Kitchen

Window to rear. Additional door to rear garden. Laminate flooring. Worktop housing a stainless steel sink/drain. Space for fridge freezer. Wall mounted gas boiler. Wall mounted thermostat. Eye level and base units for storage. Space for cooker. Step up to Dining Room.

First Floor

Landing

Staircase from the ground floor to first floor. Loft hatch.

Main Bedroom

Window to front. Over stairs storage. Radiator.

Bedroom Two

Window to rear. Radiator.

Family Bathroom

Step down from landing to bathroom. Three piece bathroom suite comprising a bath, WC and washbasin to match. Tiled effect flooring. Large built in cupboard housing hot water tank and shelving. Radiator.

Outside

Front Garden

Pathway to front door.

Rear Garden

Hard standing area with plenty of space for a table and chairs. Rear gated access to the front and bins.

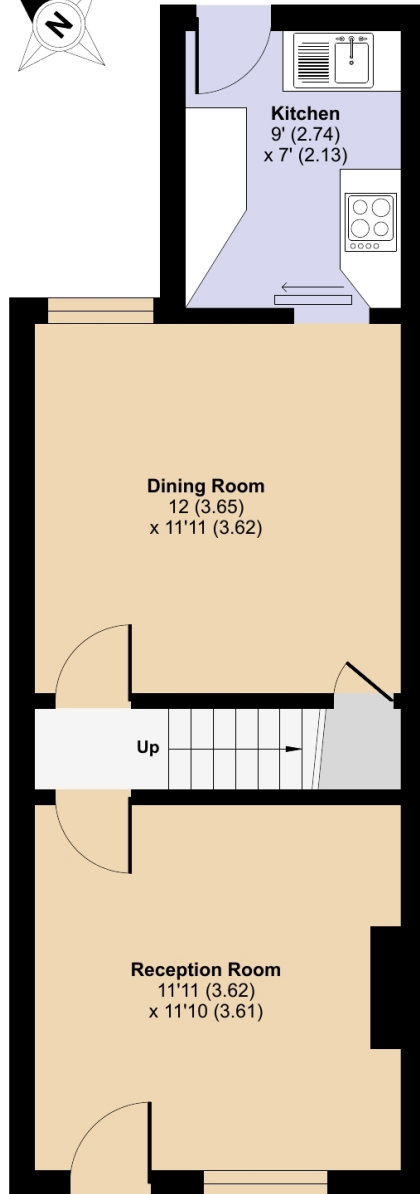
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



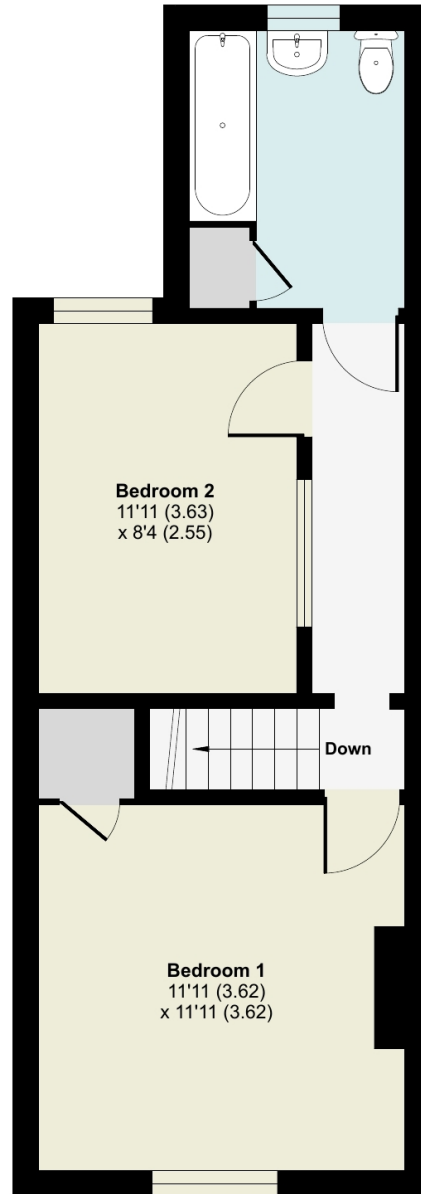
Edward Street, Southborough, Tunbridge Wells, TN4

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1094354